

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles W. Held, Jr. legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a Use Permit for parking in a residential zone (D.R. 16 Zone) in accordance with Section 492.4

to determine whether or not the aisle that provides the necessary access to said parking spaces can be situated within a DR 5.5 residential transition area.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Nicholas B. Mangione Contract Purchaser  
Charles W. Held, Jr. Legal Owner  
Address: 1205 York Road  
Lutherville, Maryland 21093  
Address: #1 Greenridge Road  
Lutherville, Maryland 21093  
Petitioner's Attorney  
S. Eric DiNenna  
Address: Suite 205 Alex. Brown Bldg.  
Towson, Maryland 21204  
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 20th day of August, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of September, 1980, at 10:30 o'clock A. M.

William E. Hammond  
Zoning Commissioner of Baltimore County

(over)

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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William E. Hammond  
Zoning Commissioner of Baltimore County

(over)

# BALTIMORE COUNTY

# ZONING PLANS

# ADVISORY COMMITTEE



# PETITION AND SITE PLAN

# EVALUATION COMMENTS

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 8, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

S. Eric DiNenna, Esquire  
Suite 205, Alexander Brown Bldg.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

Item No. 193  
Petitioner - Charles W. Held, Jr., et ux  
Special Hearing Petition

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your clients' proposal to utilize a portion of his property for off-street parking, which will be utilized by customers of the existing office building to the south of this site, this Special Hearing is required. Also, as part of this hearing, the question of whether an access aisle, providing access to the proposed parking area, can be located in a residential transition area will be decided.

At the time of field inspection, this property was in a vacant graded state, and it was surrounded by a stockade fence to the north and east, while planting was still existing to the west.

At the time of the scheduled hearing, a revised site plan must be submitted which incorporates the comments from the Office of Current Planning. Particular attention should be afforded to the comments of the Bureau of Engineering.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

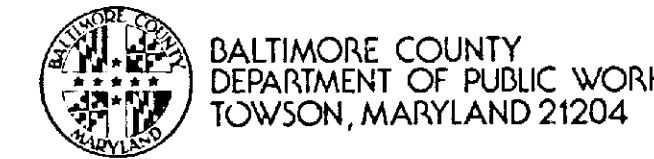
Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

ENC:bsc

Enclosures

cc: Commercial Contractors, Inc. 1205 York Rd., Lutherville, Md. 21093



HARRY J. PISTEL, P.E.  
DIRECTOR

August 8, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #193 (1979-1980)  
Property Owner: Charles W. Held, Jr.  
245' from E/S York Rd., 356' S. of centerline of Greenridge Road  
Acres: 0.144 Acres District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Greenridge Road, an existing public road, is proposed to be further improved in the future as a 36-foot closed section roadway on a 50-foot right-of-way (See Drawing #70-0494, File 5). Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are also subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

## Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

## Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #193 (1979-1980)  
Property Owner: Charles W. Held, Jr.  
Page 2  
August 8, 1980

## Storm Drains: (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The submitted plan does not indicate the 20-foot drainage and utility easement within the 1205 York Road site nor the 24-inch storm drain and the existing and future 8-inch public sanitary sewerage therein. Further, the future 20-foot drainage and utility easement, centered 5 feet westerly of the westernmost side property line of the Petitioner's property, and the future extension of the public 24-inch drain and 8-inch sanitary sewerage therein are not shown on the submitted plan, see Drawings #74-0810, File 1 and #74-0811, File 4.

## Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the 1205 York Road building, and there is a 6-inch public water main and 8-inch public sanitary sewerage in Greenridge Road.

Very truly yours,

Ellsworth N. Diver, P.E.  
Ellsworth N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:PWR:as

cc: J. Wimbley  
R. Morton  
D. Grise  
S. Bellestri  
J. Somers

R-SW Key Sheet  
44 NE 1 Pos. Sheet  
NE 11 A Topo  
61 Tax Map



SIFFPHEA E. COLLINS  
DIRECTOR

August 11, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 193 - ZAC - July 15, 1980  
Property Owner: Charles W. Held, Jr.  
Location: 245' from E/S York Rd., 356' S of Centerline of Greenridge Rd.  
Existing Zoning: D.R. 16 & D.R. 5.5  
Proposed Zoning: A use permit for parking in a residential zone (D.R. 16), and to determine whether or not the aisle that provides the necessary access to said parking spaces can be situated within a D.R. 5.5 residential transition area.

Acres: 0.144  
District: 9th

Dear Mr. Hammond:

The request for parking in a residential area is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd

S. Eric DiNenna, Esquire  
Suite 205, Alexander Brown Bldg.  
Towson, Maryland 21204

cc: Commercial Contractors, Inc.  
1205 York Road  
Lutherville, Maryland 21093

# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 20th day of August, 1980.

William E. Hammond  
Zoning Commissioner

Petitioner: Charles W. Held, Jr. et ux  
Petitioner's Attorney: S. Eric DiNenna  
Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee



RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
Beginning 245' from the L/S of York Rd.,  
326' S of the centerline of Greenridge Rd.,  
9th District : OF BALTIMORE COUNTY  
CHARLES W. HELD, JR., et ux,  
Petitioners : Case No. 81-122-SPH

Mr. Commissioners:

Pursuant to the authority contained in Section 524, I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2189

I HEREBY CERTIFY that on this 8th day of December, 1980, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, Towson, Maryland 21204; and Mr. Nicholas B. Mangione, 1205 York Road, Lutherville, Maryland 21093, Contract Purchaser.

*John W. Hession, III*  
John W. Hession, III

## PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
I, or we, Charles W. Held, Jr., et ux, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a Use Permit for parking in a residential zone (D.R. 16 Zone) in accordance with Section 402.4.

to determine whether or not the said Use Permit provides the necessary access to said parking spaces can be situated within a DR 5.5 residential transition area.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

*Nicholas B. Mangione*  
Nicholas B. Mangione  
Contract Purchaser  
Address: 1205 York Road  
Lutherville, Maryland 21093

*Charles W. Held, Jr.*  
Charles W. Held, Jr.  
Legal Owner  
Address: 81 Greenridge Road  
Lutherville, Maryland 21093

*S. Eric DiNenna*  
S. Eric DiNenna  
Deputy Zoning Commissioner  
Address: Suite 205 Alex. Brown Bldg.  
Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 20th day of August, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of September, 1980, at 10:30 o'clock A.M.

*John W. Hession, III*  
Zoning Commissioner of Baltimore County

(over)

9/30/80  
10:30 A.M.

## CERTIFICATE OF POSTING

District: 9 Date of Posting: 9/14/80  
Posted for: Charles W. Held, Jr., et ux  
Petitioner: Charles W. Held, Jr., et ux  
Location of property: Beginning 245' from the L/S of York Rd., 326' S of the centerline of Greenridge Rd., 9th District  
Location of Signs: 2 signs placed at the intersection of York Rd. and Greenridge Rd.  
Remarks: 2 signs placed at the intersection of York Rd. and Greenridge Rd.  
Posted by: *John W. Hession, III*  
Date of return: 9/14/80  
Number of Signs: 2

## CERTIFICATE OF POSTING

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Posted for: Charles W. Held, Jr., et ux  
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Location of property: Beginning 245' from the L/S of York Rd., 326' S of the centerline of Greenridge Rd., 9th District  
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Remarks: 2 signs placed at the intersection of York Rd. and Greenridge Rd.  
Posted by: *John W. Hession, III*  
Date of return: 9/15/80  
Number of Signs: 2

81-122-SPH  
(Item No. 193)

Beginning 245' from the L/S of York Rd., 326' S of the centerline of Greenridge Rd.

Charles W. Held, Jr., et ux

2 SIGNS

## CERTIFICATE OF PUBLICATION

TOWSON, MD., November 27, 1980  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 16th day of September, 1980, the first publication appearing on the 27th day of November 1980.

*L. Frank Strickland*  
THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$

## PROPERTY DESCRIPTION FOR SPECIAL HEARING

81 Greenridge Road  
Off-Street Parking in D-16 Zone  
With Driveway in DR 5.5 Zone

Beginning for the same at a point on the division line between lots 2 and 3 as shown on the plat of Greenridge as filed among the Land Records of Baltimore County in Plat Book No. 5, folio 85 located approximately 245 feet from a point on the east side of York Road as recorded among the Maryland State Road Commission R/W Plat Nos. 10580, 10544, and 24175, said point on York Road being located approximately 356 feet south of the centerline of Greenridge Road, thence binding the four following courses north 15 degrees 04 minutes west 103.0 feet, north 74 degrees 56 minutes east 60.0 feet, south 15 degrees 04 minutes east 103.0 feet, and south 74 degrees 56 minutes west 60.0 feet to the place of beginning.

Containing 0.114 acres of land more or less, saving and excepting from the parking Use Permit, that land in a DR 5.5 zone.

OFFICE OF THE

## CERTIFICATE OF PUBLICATION

TOWSON, MD., September 11, 1980  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 16th day of September, 1980, the first publication appearing on the 11th day of September 1980.

*L. Frank Strickland*  
THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL HEARING  
ZONING: Petition for Special Hearing  
LOCATION: 81 Greenridge Road, Towson, Maryland 21093  
DATE & TIME: Tuesday, September 16, 1980, 8:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for parking in a residential zone in accordance with Section 402.4, and to determine whether or not the said Use Permit provides the necessary access to said parking spaces can be situated within a DR 5.5 residential transition area.  
All that parcel of land in the 9th District of Baltimore County, beginning for the same at a point on the east side of York Road as recorded among the Maryland State Road Commission R/W Plat Nos. 10580, 10544, and 24175, said point on York Road being located approximately 356 feet south of the centerline of Greenridge Road, thence binding the four following courses north 15 degrees 04 minutes west 103.0 feet, north 74 degrees 56 minutes east 60.0 feet, south 15 degrees 04 minutes east 103.0 feet, and south 74 degrees 56 minutes west 60.0 feet to the place of beginning.  
Containing 0.114 acres of land more or less, saving and excepting from the parking Use Permit, that land in a DR 5.5 zone.  
Being the property of Charles W. Held, Jr., et ux, as shown on plat filed with the Zoning Department.  
Hearing Date: Tuesday, September 16, 1980, at 8:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Sept. 11

S. Eric DiNenna, Esquire  
Suite 205, Alexander Brown Bldg.,  
Towson, Maryland 21204

Professional Contractors, Inc.  
205 York Road  
Lutherville, Maryland 21093

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 20th day of August, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Charles W. Held, Jr. et ux  
Petitioner's Attorney: S. Eric DiNenna

Reviewed by: *Nicholas B. Mangione*  
Nicholas B. Mangione  
Chairman, Zoning Plans  
Advisory Committee

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 9/17/80  
Posted for: Charles W. Held, Jr., et ux  
Petitioner: Charles W. Held, Jr., et ux  
Location of property: Beginning 245' from the L/S of York Rd., 326' S of the centerline of Greenridge Rd., 9th District  
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Remarks: 2 signs placed at the intersection of York Rd. and Greenridge Rd.  
Posted by: *John W. Hession, III*  
Date of return: 9/17/80  
Number of Signs: 2

## Essex Times

Essex, Md., 1980

This is to Certify, That the annexed

was inserted in Essex Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 11th day of September, 1980.

Petition For Special Hearing  
Zoning: Petition for Special Hearing  
LOCATION: 81 Greenridge Road, Towson, Maryland 21093  
DATE & TIME: Tuesday, September 16, 1980, 8:00 A.M.  
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Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Sept. 11



The Essex Times

Essex, Md., 19

This is to Certify, That the annexed

was inserted in the Essex Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the day of 19

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 85072

DATE 4/21/81 ACCOUNT 01.712

AMOUNT \$ 8.00

RECEIVED FROM Barbara Ann Ellis, Zoning Committee Chairman, Dulaney Valley Improvement Assn., for copies of documents from files #81-122-SPH, Item #10 and Item #11, Held-Mangione

B 8034\*\*\*\*\*8001a #212F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 8, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

S. Eric DiMenna, Esquire  
Suite 205, Alexander Brown Bldg.  
Towson, Maryland 21204

RE: Item No. 193  
Petitioner - Charles W. Held, Jr., et ux  
Special Hearing Petition

Dear Mr. DiMenna:

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At the time of the scheduled hearing, a revised site plan must be submitted which incorporates the comments from the Office of Current Planning. Particular attention should be afforded to the comments of the Bureau of Engineering.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

NEC:bbs

Enclosures

cc: Commercial Contractors, Inc. 1205 York Rd., Lutherville, Md. 21093



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. BISTILL, P.E.  
DIRECTOR

August 8, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #193 (1979-1980)  
Property Owner: Charles W. Held, Jr.  
245' from E/S York Rd., 356' S. of centerline of  
Greenridge Road  
Acres: 0.144 Acres District: 9th

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Item #193 (1979-1980)  
Property Owner: Charles W. Held, Jr.  
Page 2  
August 8, 1980

Storm Drains: (Cont'd)

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Very truly yours,

ELISWORTH N. DYER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley  
R. Morton  
D. Grise  
S. Bellestri  
J. Somers

R-SW Key Sheet  
44 NE 1 Pos. Sheet  
NE 11 A Topo  
61 Tax Map

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

August 11, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 193 - ZAC - July 15, 1980  
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Acres: 0.144  
District: 9th

Dear Mr. Hammond:

The request for parking in a residential area is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan  
Engineer Associate II

NSP/nmd

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

August 20, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #193, Zoning Advisory Committee Meeting, July 15, 1980, are as follows:

Property Owner: Charles W. Held, Jr.  
Location: 245' from E/S York Road, 356' S. of centerline of Greenridge Rd  
Acres: 0.144 acres  
District: 9th

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Exterior lighting must be shown on the site plan (limited to 8 ft. in height and of the sharp cut-off type), if there is going to be any lighting of the parking area.

The hours of operation must be indicated on the site plan.

The compact screening along the west property line must be identified; and if it is to be planting, the area must be wide enough to allow the planting to grow.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development

July 29, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #193, Zoning Advisory Committee Meeting of July 15, 1980, are as follows:

Property Owner: Charles W. Held, Jr.  
Location: 245' from E/S York Road, 356' S. of centerline of Greenridge Road  
Existing Zoning: D.R. 16 & D.R. 5.5  
Proposed Zoning: A use permit for parking in a residential zone (D.R. 16) and to determine whether or not the aisle that provides the necessary access to said parking space can be situated within a D.R. 5.5 residential transition area.  
Acres: 0.144 Acres  
District: 9th

No health hazards are anticipated.

Very truly yours,

Van J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw/JRP

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

August 6, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Charles W. Held, Jr.

Location: 245' from E/S York Road, 356' S. of centerline of Greenridge Road

Item No: 193 Zoning Agenda: Meeting of July 15, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 150 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Peter Max Zimmerman  
Deputy People's Counsel  
TO: J.G. Hoswell  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 81-122-SpH

Date: February 10, 1982

In response to your request, I reviewed the subject petition with respect to County Council Bill No. 124-81 (Residential Transition Areas). It is my opinion that the application of 8.3.(B) of Bill No. 124-81 would preclude the use proposed by the petitioner for the subject property.

J.G. HOSWELL

JGH/igh

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Petition No. 81-122-SPH Item 193

Date: \_\_\_\_\_

Petition for Special Hearing  
Beginning 245 feet from the East side of York Road, 356 feet South of the centerline of Greenridge Road  
Petitioner: Charles W. Held, Jr., et ux

Ninth District

HEARING: Tuesday, December 16, 1980 (9:30 A.M.)

It is this office's opinion that the residential transition area precludes use as a vehicular aisle as proposed by the petitioner.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG-JGH:cb

494-3180

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

Jan. 8, 1982

## NOTICE OF ASSIGNMENT

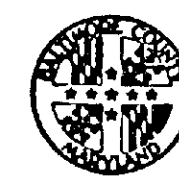
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 81-122-SPH CHARLES W. HELD, et ux  
SPH-parking in a residential zone  
245' from the E/s of York Rd., 356' S of C/L of Greenridge Rd.  
9th District  
1/28/81 - Z.C. (Hammond) GRANTED special hearing

ASSIGNED FOR: WEDNESDAY, FEBRUARY 17, 1982, at 10 a.m.

cc: Charles W. Held, Jr. Petitioner  
Mr. Nicholas B. Mangione Contract Purchaser  
S. Eric DiNenna, Esq. Attorney for Petitioner  
Dulaney Valley Improve. Assn.  
Mr. Andre Alcarese Protestant  
Ms. Barbara Ann Ellis  
J. W. Hessian, Esq. People's Counsel  
J. Dyer Zoning office  
W. Hammond " "

June Holmen, Secy.



## County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180

December 13, 1984

## NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 81-122-SPH CHARLES W. HELD, ET UX  
Beginning 245' from the E/S of York Rd., 356' S of c/l of Greenridge Rd.  
9th District  
SPH--Parking in residential zone  
1/28/81 - Z.C.'s Order - GRANTED in part  
THURSDAY, FEBRUARY 28, 1983, at 10 a.m.

ASSIGNED FOR:  
cc: Charles W. Held, Jr. Petitioner  
Nicholas B. Mangione Contract Purchaser  
S. Eric DiNenna, Esq. Counsel for Petitioner  
Andre Alcarese Protestant  
Barbara Ann Ellis  
Dulaney Valley Improve. Assn.  
Livio Renato Broccolino, Esq. Counsel for Protestants  
Phyllis C. Friedman People's Counsel  
James E. Dyer  
Arnold Jablon

June Holmen, Secretary

494-3180

COUNTY BOARD OF APPEALS  
Room 219 Court House  
Towson, Md. 21204

Feb. 12, 1982

Hearing Room 218

## NOTICE OF POSTPONEMENT

CASE NO. 81-122-SPH CHARLES W. HELD, et ux  
SPH-parking in a residential zone  
245' from the E/s of York Rd., 356' S of C/L of Greenridge Road  
9th District  
1/28/81 - Z.C. (Hammond) GRANTED special hearing

Assigned for hearing on WEDNESDAY, FEBRUARY 17, 1982, at 10 a.m., HAS BEEN POSTPONED by the Board at the request of counsel for the petitioner.

cc: Charles W. Held, Jr. Petitioner  
Nicholas B. Mangione Contract Purchaser  
S. Eric DiNenna, Esq. Attorney for Petitioner  
Dulaney Valley Improvement Asso.  
Mr. Andre Alcarese Protestant  
Ms. Barbara Ann Ellis  
J. W. Hessian, Esq. People's Counsel  
J. E. Dyer  
W. Hammond

June Holmen, Secy.

494-3180

## County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204  
November 19, 1982

## NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 81-122-SPH CHARLES W. HELD, et ux  
245' from the east side of York Rd., 356' south of center line of Greenridge Rd.  
9th District  
SPH--Parking in residential zone  
1/28/81 - Z.C. GRANTED special hearing

ASSIGNED FOR: WEDNESDAY, JANUARY 26, 1983, at 10 a.m.

cc: Charles W. Held, Jr. Petitioner  
Nicholas Mangione Contract Purchaser  
S. Eric DiNenna, Esq. Counsel for Petitioner  
Dulaney Valley Improve. Assn.  
Mr. Andre Alcarese Protestant  
Ms. Barbara Ellis  
J. W. Hessian, Esq. People's Counsel  
J. Dyer  
W. Hammond

June Holmen, Secretary

494-3180

## County Board of Appeals

Room 200 Court House  
Towson, Maryland 21204

March 16, 1983

NOTICE OF  
PRETRIAL CONFERENCE

On legal points only. Case will not open on the merits.

CASE NO. 81-122-SPH CHARLES W. HELD, ET UX  
For SPH - Parking in residential zone  
Beg. 245' from E/S of York Rd. 356' S. of c/l of Greenridge Rd.  
9th District  
1/21/81 - Z.C. GRANTED IN PART

ASSIGNED FOR: TUESDAY, APRIL 12, 1983 at 9 a.m.

cc: S. Eric DiNenna, Esq. Counsel for Petitioners  
Charles W. Held, Jr. Petitioner  
Nicholas B. Mangione Contract Purchaser  
Livio Renato Broccolino, Esq. Counsel for Protestants  
Andre Alcarese Protestant  
Dulaney Valley Improvement Assn. Requested Notification  
Ms. Barbara Ann Ellis, Zoning Committee Chairman  
John W. Hessian, III, Esq. People's Counsel  
Mr. W. E. Hammond  
Mr. J. E. Dyer  
Mr. N. E. Gerber  
Mr. J. G. Hoswell

Edith T. Eisenhart, Adm. Secretary



## County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

December 18, 1984

## NOTICE OF POSTPONEMENT

CASE NO. 81-122-SPH CHARLES W. HELD, ET UX  
Beg. 245' from the E/S of York Rd., 356' S of c/l of Greenridge Rd.  
9th District  
SPH-Parking in residential zone  
1/28/81 - Z.C.'s Order - GRANTED in part

Assigned for hearing on Thursday, February 28, 1983, at 10 a.m., HAS BEEN POSTPONED by the Board at the request of Counsel for Petitioner.

cc: Charles W. Held, Jr. Petitioner  
Nicholas B. Mangione Contract Purchaser  
S. Eric DiNenna, Esq. Counsel for Petitioner  
Andre Alcarese Protestant  
Barbara Ann Ellis  
Dulaney Valley Improve. Assn.  
Livio R. Broccolino, Esq. Counsel for Protestants  
Phyllis C. Friedman People's Counsel  
James E. Dyer  
Arnold Jablon

June Holmen, Secy.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

April 16, 1992

George A. Breschi, Esquire  
DINNENNA AND BRESCHI  
Suite 600  
Mercantile-Towson Building  
409 Washington Avenue  
Towson, MD 21204

Livio Renato Broccolino, Esq.  
131 Greenridge Road  
Lutherville, MD 21093

Phyllis C. Friedman, People's Counsel  
for Baltimore County  
Room 47, Old Courthouse  
Towson, MD 21204

RE: Case No. 81-122-SPH  
Charles W. Held, et ux

Dear Counsel:

The Board of Appeals has been reviewing its docket, particularly with reference to inactive cases. By this review, the Board intends to dismiss as many of these cases as possible.

Pursuant to the above intent, the purpose of this letter is to advise you that an Order of Dismissal for lack of prosecution will be entered in the above-captioned matter after the expiration of 30 days from the date of this Notice. On Motion filed at any time before 30 days after date of this Notice, the Board, for good cause, may defer entry of the Order of Dismissal for the period and on the terms it deems proper.

Very truly yours,

William T. Hackett  
William T. Hackett, Chairman  
County Board of Appeals

WTH/KCW

1/8/82 - Following have been notified of hearing set for Wed., Feb. 1982, at 10 a.m.:

Charles Held,  
Nicholas Mangione  
Eric DiNenna  
Dulany Valley Improve. Assoc.  
Andre Alcarise  
Barbara Ellis  
J. Hessian  
J. Dyer  
W. Hammond

2/12/82 - Notified above of POSTPONEMENT of hearing set for Feb. 17, 1982, at 10 a.m.

11/19/82 - Above notified of hearing scheduled for Wed., Jan. 26, 1983 at 10 a.m.

3/16/83 - Above notified of PRETRIAL CONFERENCE scheduled for TUESDAY, APRIL 12, 1983 at 9 a.m.

4/12/83 - Waiting a letter from Mr. DiNenna requesting an indefinite continuance because he may change the plans and may file for a SE or go by way of the map process. In either case this case would be moot.

12/13/84 - Above notified of hearing set for Feb. 28, '85, at 10 a.m. (Thursday).

4/16/92 - Letter to G. Breschi, DiNenna & Breschi; Livio Renato Broccolino; and People's Counsel: /forthcoming Order of Dismissal for lack of prosecution; 30 days allowed for response.



Baltimore County, Maryland

PEOPLE'S COUNSEL  
RM. 223, COURT HOUSE  
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III  
People's Counsel  
PETER MAX ZIMMERMAN  
Deputy People's Counsel

TEL. 494-2188

January 26, 1983

William R. Evans, Esquire  
County Board of Appeals  
Room 200, Court House  
Towson, Maryland 21204

RE: CHARLES W. HELD, JR., et ux  
Zoning Case No. 81-122-SPH

Dear Mr. Evans:

On January 26, 1983, this case was postponed at the request of counsel for Petitioner. To facilitate resolution of this matter, we call to the Board's attention that the petition is governed by the recent Baltimore County legislation applicable to residential transition areas, Bills 124-81 and 109-82. This legislation precludes the parking use which Petitioner requests.

The Petitioner's property is in a residential transition area. Section 1801.1B1. It is in a D.R. zone and lies within 300 feet of several dwellings.

The requested use for parking is clearly a residential transition use. Ibid. It is a parking area otherwise permitted under Section 409.4, subject to a hearing.

Accordingly, for any new parking lot use, there must be a 75 foot buffer area between the new use and any abutting residential lot line in the residential transition area. Section 1801.1B.1.b.3.(b).

A review of the Petitioner's site plan shows several dwellings within 300 feet of the property, thereby bringing the residential transition area provisions into play. Moreover, the abutting residential lot lines are substantially less than 75 feet away from the proposed use. The situation of the property makes it impossible to meet the buffer area requirements.

Since no variances are permitted to the residential transition area requirements, it would be impossible for the Board of Appeals to grant the subject petition in any form.

- 2 -

William R. Evans, Esquire  
County Board of Appeals

January 26, 1983

Unless the Petitioner can show cause why the residential transition area law should not apply to preclude this petition, the Board should consider convening a brief pre-hearing conference to consider dismissal.

Very truly yours,

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

cc: S. Eric DiNenna, Esquire  
Livio Renato Broccolino, Esquire

PMZ:sh

RECEIVED  
BALTIMORE COUNTY  
JAN 27 4 11 PM '83  
CLERK OF APPEALS  
BY: [Signature]

1/26/83

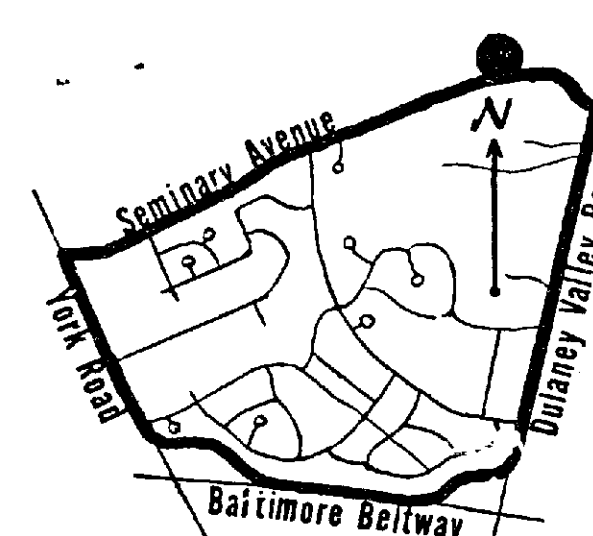
Cox P/P

Clerical error H. DiNenna

Mr. DiNenna requests  
that he offer by  
Contract prior to reschedule  
so as to prevent further  
conflict

3/15/83 - Carl DiNenna  
Re: Pretrial conference on  
this case.  
Also, inquire status of Ordinance for  
see for hearing

4/12/92  
4/14



Dulany Valley  
Improvement  
Association

Lutherville, md. 21093

April 21, 1981

To Whom It May Concern:

The Dulany Valley Improvement Association would appreciate any information regarding the status of the following cases being heard by the Board of Special Appeals:

1. Appeal of Special Exception Request: # 81-122-SPH  
Mangione - special exception for parking
2. Request for Reclassification - DR 5.5 to DR 16  
Held - South Side of Greenridge - Item #10  
Held - East of York Road, rear of existing parking Item #11

Please send information to the following address:

Dulany Valley Improvement Association  
P.O. Box 102  
Lutherville, Maryland 21093

Your cooperation in this matter will be gratefully appreciated.

Respectfully,  
Barbara Ann Ellis  
Barbara Ann Ellis  
DVIA Zoning Committee Chairman

RECEIVED  
BALTIMORE COUNTY  
APR 21 10 11 AM '81  
CLERK OF APPEALS  
BY: [Signature]

S. Eric DiNenna, P. A.  
Attorney at Law

406 W. Pennsylvania Avenue  
Towson, Maryland 21204

301-223-1630  
301-296-6820

February 12, 1982

Baltimore County Board of Appeals  
Courthouse  
Towson, Maryland 21204

Attention: Mr. Chairman

RE: Case No.: 81-122-SPH  
Property Owner: Charles W. Held, et ux  
Hearing Date: February 17, 1982 at 10:00 A. M.

Dear Mr. Chairman:

On behalf of my client and the appellant, please postpone the above captioned matter set for hearing on Wednesday, February 17, 1982.

I have been advised that there may be a new Ordinance proposed and adopted that would clarify the law concerning this matter. It would be to nobody's advantage to have this matter heard now by the Board.

If you have any questions, please be in contact with me.

Very truly yours,

[Signature]  
S. ERIC DINENNA

SED:wjt

cc: Mr. Nicholas B. Mangione  
John W. Hessian, III,  
People's Counsel for Baltimore County

HAND DELIVERED

presented to Mr. Hackett  
for 2/15/82

RECEIVED  
BALTIMORE COUNTY  
FEB 12 11 10 AM '82  
CLERK OF APPEALS  
BY: [Signature]

S. Eric DiNenna, P.A.  
Attorney at Law

406 W. Pennsylvania Avenue  
Towson, Maryland 21204

301-296-6820

August 27, 1984

County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204

RE: Your Case No. 81-122-SPH  
Charles W. Held

ATTENTION: William T. Hackett, Chairman

Jear Mr. Hackett:

I am in receipt of your letter of August 22, 1984 concerning the above-captioned matter.

This is to advise you that the subject property of the above-captioned citation is now before the County Council with reference to a request for change in zoning classification.

Accordingly, I would suggest that this matter be held in abeyance pending the decision of the County Council and the property involved.

Very truly yours,

[Signature]  
S. ERIC DINENNA

SED:bk  
cc: Mr. Nicholas Mangione

RECEIVED  
COUNTY BOARD OF APPEALS  
AUG 28 9 53 AM '84



August 22, 1984

S. Eric DiNenna, Esquire  
406 W. Pennsylvania Avenue  
Towson, MD 21204

Re: Case No. 81-122-SPH  
Charles W. Held

Dear Mr. DiNenna:

The above entitled case was appealed to this Board on February 26, 1981, scheduled for hearing twice and postponed at your request.

At a pretrial conference in our office on April 12, 1983, you requested an indefinite continuance because of proposed changes in the plan which would require the filing of a petition for special exception or the petitioner may elect to file an issue on the new comprehensive map due for adoption in October of this year. In either case, this petition would then be moot.

Inasmuch as we have not heard further from you we would appreciate your advice as to the current status of the subject case. If it is moot please dismiss your appeal, if not, we will schedule the case for hearing. Thank you.

Very truly yours,

William T. Hackett, Chairman

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.

ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE.  
TOWSON, MARYLAND 21204

(301) 296-6820

December 11, 1984

County Board of Appeals for  
Baltimore County  
Room 219  
Court House  
Towson, Maryland 21204

RE: Case No. 81-122-SPH  
Charles W. Held, et ux.

Dear Mr. Chairman:

Would you be so kind as to place this matter in for hearing before the County Board of Appeals.

Please have your office contact me prior to setting this hearing so there is no conflict of the date and/or time.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:bk  
cc: Mr. Nicholas Mangione  
People's Counsel

Thurs. Set for 2/28/85

RECEIVED  
COUNTY BOARD OF APPEALS  
1984 DEC 12 A 10 59

DINENNA, MANN & BRESCHI  
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.  
JAMES L. MANN, JR., P.A.  
GEORGE A. BRESCHI, P.A.

ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE.  
TOWSON, MARYLAND 21204

(301) 296-6820

December 14, 1984

County Board of Appeals for  
Baltimore County  
Room 219  
Court House  
Towson, Maryland 21204

RE: Case No. 81-122-SPH  
Charles W. Held, et ux.

Dear Mr. Chairman:

Please refer to my letter of December 11, 1984 wherein I requested the above-captioned matter be placed in for hearing.

In accordance with my client's wishes, I wish to rescind that request and do not want this matter placed in for hearing at this time.

Thank you for your cooperation.

Very truly yours,

S. ERIC DINENNA

SED:bk  
cc: Mr. Nicholas Mangione  
People's Counsel

Short 11/11

RECEIVED  
COUNTY BOARD OF APPEALS  
1984 DEC 17 A 10 48









BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

August 6, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Charles W. Held, Jr.

Location: 245' from E/S York Road, 356' S. of centerline of  
Greenridge Road

Item No: 193 Zoning Agenda: Meeting of July 15, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (XX) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: Carl W. N. M. & H. K. Noted and Approved: George M. Wagoner  
Planning Group Fire Prevention Bureau  
Special Inspection Division

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 6, 1980  
Charles E. Burnham  
FROM: Zoning Advisory Meeting - July 15, 1980  
SUBJECT:

ITEM NO. 193 Standard Comment  
ITEM NO. 9 Standard Comment  
ITEM NO. 10 Standard Comment  
ITEM NO. 11 See Comment  
ITEM NO. 12 See Comment  
ITEM NO. 13 See Comment  
ITEM NO. 14 See Comment

Charles E. Burnham  
Charles E. Burnham  
Plans Review Supervisor

CEB:rrj



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

August 20, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #193, Zoning Advisory Committee Meeting, July 15, 1980, are as follows:

Property Owner: Charles W. Held, Jr.  
Location: 245' from E/S York Road, 356' S. of centerline of Greenridge Rd.  
Acres: 0.144 acres  
District: 9th

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Exterior lighting must be shown on the site plan (limited to 8 ft. in height and of the sharp cut-off type). There is going to be any lighting of the parking area.

The hours of operation must be indicated on the site plan.

The compact screening along the west property line must be identified; and if it is to be planting, the area must be wide enough to allow the planting to grow.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III

Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD I. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

July 29, 1980

Mr. William F. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #193, Zoning Advisory Committee Meeting of July 15, 1980, are as follows:

Property Owner: Charles W. Held, Jr.  
Location: 245' from E/S York Road, 356' S. of centerline of Greenridge Road  
Existing Zoning: D.R. 16 & D.R. 5.5  
Proposed Zoning: A use permit for parking in a residential zone (D.R. 16) and to determine whether or not the site that provides the necessary access to said parking spaces can be situated within a D.R. 5.5 residential transition area.  
Acres: 0.144 Acres  
District: 9th

No health hazards are anticipated.

Very truly yours,

Jan J. Garrett  
Jan J. Garrett, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

### BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 14, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: July 15, 1980

RE: Item No: 193, 9, 10, 11, 12 13, 14  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNr/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
Beginning 245' from the E/S of York Rd.,  
356' S of the centerline of Greenridge Rd.,  
9th District : OF BALTIMORE COUNTY

CHARLES W. HELD, JR., et ux,  
Petitioners : Case No. 81-122-SPH

\*\*\*\*\*

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III  
Peter Max Zimmerman John W. Hession, III  
Deputy People's Counsel People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 8th day of December, 1980, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, Towson, Maryland 21204; and Mr. Nicholas B. Mangione, 1205 York Road, Lutherville, Maryland 21093, Contract Purchaser.

John W. Hession, III  
John W. Hession, III



Case No. 81-122-SPH  
Item No. 193

Beginning 245' from the E/S of  
York Rd. 356' S of 1/4 of  
Greenridge Road - 9th  
Charles W. Held, et ux

- X 1. Copy of Petition  
X 2. Copy of Description of Property  
X 3. Copy of Certificates of Posting 2-signs  
X 4. Copy of Certificates of Publication  
X 5. Copy of Zoning Advisory Committee Comments  
X 6. Copy of Comments from the Director of Planning  
X 7. Planning Board Comments and Accompanying Map  
X 8. Copy of Order to Enter Appearance  
X 9. Copy of Order - Zoning Commissioner  
X 10. Copy of Flat of Property  
11. 200' Scale Location Plan  
12. 1000' Scale Location Plan  
13. Memorandum in Support of Petition  
14. Letter(s) from Protestant(s)  
15. Letter(s) from Petitioner(s)  
16. Protestants' Exhibits to  
17. Petitioners' Exhibits to  
X 18. Letter of Appeal, S. Eric DiNenna, Esquire

Charles W. Held, Jr. #1 Greenridge Road Lutherville, Maryland 21093	Petitioner
Mr. Nicholas B. Mangione 1205 York Road Lutherville, Maryland 21093	Contract Purchaser
S. Eric DiNenna, Esquire Suite 205 - Alex Brown Building Towson, Maryland 21204	Attorney for Petitioner
Dulaney Valley Improvement Assoc. P.O. Box 102 Lutherville, Maryland 21093	Request Notification
Mr. Andre Alcarese 10 Ridgefield Road Lutherville, Maryland 21093	Protestant
John W. Hessian, III, Esquire	People's Counsel
James E. Dyer	Request Notification

PETITION FOR SPECIAL HEARING  
Beginning 245' from the E/S  
of York Road, 356' S of the  
centerline of Greenridge Road  
9th Election District  
Charles W. Held, et ux,  
Petitioners  
NO. 81-122-SPH (Item No. 193)

BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY

ORDER OF APPEAL

MR. COMMISSIONER:

Please enter an Order of Appeal to the Baltimore County Board of Appeals on behalf of the Petitioners from the Order of the Zoning Commissioner dated January 28, 1981 denying "a use permit for business parking in a residential zone for those parking spaces which do not meet the 300 square foot requirement without encroaching upon the D.R.5.5 zoned portion of the property", only.

S. ERIC DINENNA  
Attorney for the Petitioners

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 26th day of February, 1981, a copy of the foregoing Order of Appeal was mailed, first class postage prepaid, to Dulaney Valley Improvement Association, P.O. Box 102, Lutherville, Maryland 21093, and to John W. Hessian, III, Esquire, People's Counsel, Room 223, Court House, Towson, Maryland 21204.

S. ERIC DINENNA  
Suite 205 Alex. Brown Building  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204  
825-1630

RE: PETITION FOR SPECIAL HEARING : BEFORE THE  
Beginning 245' from the E/S of York : ZONING COMMISSIONER  
Road, 356' S of the centerline of :  
Greenridge Road - 9th Election : OF  
District :  
Charles W. Held, et ux - Petitioners : BALTIMORE COUNTY  
NO. 81-122-SPH (Item No. 193) :

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

- The petitioners and the contract purchaser filed the subject Petition for Special Hearing seeking approval of a use permit for business parking in a residential (D.R.16) zone in accordance with Section 409.4 of the Baltimore County Zoning Regulations and for a determination, by way of an interpretation, of whether or not the aisle serving the parking spaces can be located partially in a D.R.5.5 transition area.
- The contract purchaser testified that the parking spaces are needed to provide for overflow parking from an adjacent office building owned by him at 1205 York Road, thereby relieving adjacent residential streets.
- A protestant testified as to what he envisions will be an additional drainage problem affecting his property on Ridgefield Road.
- Subsequent to the hearing, the D.R.16 Zone, as indicated on the site plan filed herein, marked Petitioners' Exhibit 1, was changed to a R.O. zoning classification by the Baltimore County Council adoption of the 1980 Comprehensive Zoning Maps, but such zoning maps did not change the adjacent D.R.5.5 zoned property.
- Section 409.2 provides that "Each offstreet parking space shall be not less than 8 1/2 ft. wide by 18 ft. long, and there shall be not less than 300 sq. ft. to include access aisles".
- Section 409.4 provides for business or industrial parking in residential zones subject to conditions contained therein.
- Although the transition area regulations do not affect the R.O. (previously D.R.16) Zone, their application to that portion of the land lying within the D.R.5.5 Zone, sought to be used as an access aisle for the parking area, does become significant in view of the context of the following:

foot requirement without encroaching upon the D.R.5.5 zoned portion of the property be and the same is DENIED.

Zoning Commissioner of  
Baltimore County

PROPERTY DESCRIPTION FOR SPECIAL HEARINGS

#1 Greenridge Road  
Off-Street Parking in DR-16 Zone  
With Driveway in DR 5.5 Zone

Beginning for the same at a point on the division line between lots 2 and 3 as shown on the plat of Greenridge as filed among the Land Records of Baltimore County in Plat Book No. 5, folio 85 located approximately 245 feet from a point on the east side of York Road as recorded among the Maryland State Road Commission R/W Plat Nos. 10580, 10544, and 24175, said point on York Road being located approximately 356 feet south of the centerline of Greenridge Road, thence binding the four following courses north 15 degrees 04 minutes west 105.0 feet, north 74 degrees 56 minutes east 60.0 feet, south 15 degrees 04 minutes east 105.0 feet, and south 74 degrees 56 minutes west 60.0 feet to the place of beginning.

Containing 0.144 acres of land more or less, saving and excepting from the Parking Use Permit, that land in a DR 5.5 zone.

OFFICE COPY

S. Eric DiNenna, Esquire  
Suite 205, Alex. Brown Building  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Beginning 245' from the E/S of  
York Road, 356' S of the center-  
line of Greenridge Road - 9th  
Election District  
Charles W. Held, et ux -  
Petitioners  
NO. 81-122-SPH (Item No. 193)

Dear Mr. DiNenna:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/eri

Attachments

cc: Dulaney Valley Improvement Association  
P.O. Box 102  
Lutherville, Maryland 21093  
John W. Hessian, III, Esquire  
People's Counsel

Mr. Andre Alcarese  
10 Ridgefield Road  
Lutherville, Maryland 21093

PETITION FOR SPECIAL HEARING  
9th District

ZONING: Petition for Special Hearing  
LOCATION: Beginning 245 feet from the East side of York Road, 356 feet South of the centerline of Greenridge Road  
DATE & TIME: Tuesday, December 16, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for parking in a residential zone in accordance with Section 409.4, and to determine whether or not the aisle that provides the necessary access to said parking spaces can be situated within a D.R.5.5 residential transition area

All that parcel of land in the Ninth District of Baltimore County

Being the property of Charles W. Held, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, December 16, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



PETITION FOR SPECIAL HEARING

9th District

ZONING: Petition for Special Hearing  
LOCATION: Beginning 245 feet from the East side of York Road, 356 feet South of the centerline of Greenridge Road  
DATE & TIME: Tuesday, December 16, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for parking in a residential zone in accordance with Section 409.4, and to determine whether or not the aisle that provides the necessary access to said parking spaces can be situated within a D.R.5.5 residential transition area

All that parcel of land in the Ninth District of Baltimore County

Being the property of Charles W. Held, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, December 16, 1980 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING

9th District

ZONING: Petition for Special Hearing  
LOCATION: Beginning 245 feet from the East side of York Road, 356 feet South of the centerline of Greenridge Road  
DATE & TIME: Tuesday, September 30, 1980 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for parking in a residential zone in accordance with Section 409.4, and to determine whether or not the aisle that provides the necessary access to said parking spaces can be situated within a D.R.5.5 residential transition area

All that parcel of land in the Ninth District of Baltimore County

Being the property of Charles W. Held, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, September 30, 1980 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: Norman E. Gerber, Director  
Office of Planning and Zoning  
FROM: Petition No. 81-122-SPH Item 193  
SUBJECT: Date: \_\_\_\_\_

Petition for Special Hearing  
Beginning 245 feet from the East side of York Road, 356 feet South of the centerline of Greenridge Road  
Petitioner- Charles W. Held, Jr., et ux

Ninth District

HEARING: Tuesday, December 16, 1980 (9:30 A.M.)

It is this office's opinion that the residential transition area precludes use as a vehicular aisle as proposed by the petitioner.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:db

S. Eric DiNenna  
Attorney at Law

Suite 205 Alex. Brown Building  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204

301-823-1630  
301-296-6229

September 4, 1980

Mr. Nicholas Commodari  
Office of the Zoning Commissioner  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Use Permit -  
Charles W. Held Property  
Case No. 81-66-SPH  
My File No. 80-21

Dear Nick:

In accordance with our conversation this date, I request the hearing set for Tuesday, September 30, 1980 at 10:30 A.M. be postponed. It is my understanding from you that the advertisement has not gone to the newspapers and that the property has not been posted.

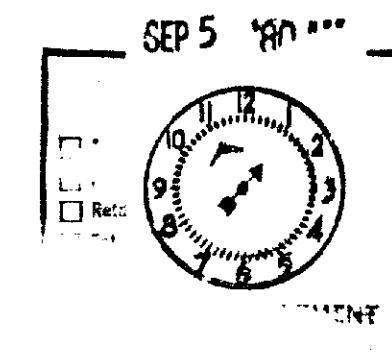
I request that you hold up on this property until I notify you that we are ready to proceed to hearing.

Very truly yours,

S. ERIC DINENNA

SED:fzt

cc: Mr. Nicholas B. Mangione



November 19, 1980

S. Eric DiNenna, Esquire  
Suite 205 - Alex Brown Building  
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing - Beg. 245' from E/S of York Rd., 356' S of the centerline of Greenridge Road Charles W. Held, Jr., et ux - Case No. 81-122-SPH

TIME: 9:30 A.M.

DATE: Tuesday, December 16, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

cc: Mr. Nicholas B. Mangione  
1205 York Road  
Lutherville, Maryland 21093

September 3, 1980

S. Eric DiNenna, Esquire  
Suite 205 - Alex Brown Building  
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing - Beg. 245' from E/S of York Road, 356' S of the centerline of Greenridge Road Charles W. Held, Jr., et ux - Case No. 81-66-SFH

TIME: 10:30 A.M.

DATE: Tuesday, September 30, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

cc: Mr. Nicholas B. Mangione  
1205 York Road  
Lutherville, Maryland 21093



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

December 3, 1980

S. Eric DiNenna, Esquire  
Suite 205 - Alex Brown Building  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Beg. 245' from E/S of York Rd.,  
356' S of centerline of Greenridge Rd  
Charles W. Held, Jr., et ux  
Case No. 81-122-SPH

Dear Mr. DiNenna:

This is to advise you that \$67.88 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
William E. Hammond  
Zoning Commissioner

WEH:sj

S. Eric DiNenna  
Attorney at Law

Suite 205 Alex. Brown Building  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204

301-823-1630  
301-296-6229

February 26, 1981

The Honorable William E. Hammond  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204

RE: Petition for Special Hearing  
Beginning 245' from the E/S  
of York Road, 356' S of the  
centerline of Greenridge Road  
9th Election District  
Charles W. Held, et ux -  
Petitioners  
NO. 81-122-SPH (Item No. 193)

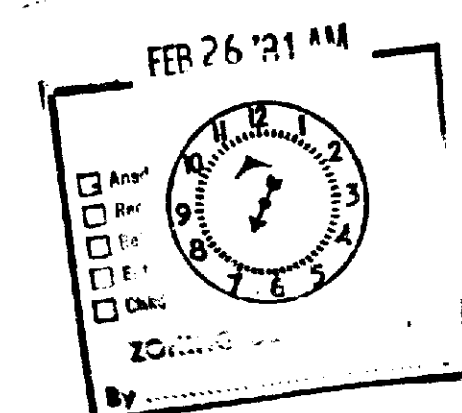
Dear Mr. Commissioner:

Enclosed please find Order of Appeal to the Baltimore County Board of Appeals with reference to a portion of the above captioned Order.

Very truly yours,  
S. ERIC DINENNA

SED:fzt

Enclosures





90-2519

S. Eric DiNenna  
Attorney at Law

Suite 205 Alex. Brown Building  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204

301-825-1630  
301-296-6820

November 3, 1980

Mr. Nicholas Commodari  
Office of the Zoning Commissioner  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Use Permit -  
Held Property  
Case No. 81-66-SPH  
My File No. 80-21

Dear Nick:

Please schedule the above-referenced matter in for a hearing before the Zoning Commissioner or his Deputy as soon as possible, and kindly notify me of the date and time for same at your earliest convenience.

Thank you in advance for your consideration.

Very truly yours,  
S. ERIC DINENNA

SED:cm  
cc: Mr. Nicholas Mangione

NOV 5 1980 AM

81-122-SPH

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 11/29/80

Posted for: Petition for Special Hearing

Petitioner: Charles W. Held, Jr., Esq.

Location of property: Beg. 245' from E.P. York Rd., 356' S. of centerline of Greenridge Rd.

Location of Signs: location - facing York Rd.; facing sign - on subject property

Remarks: None

Posted by: Alan Coleman Date of return: 12/15/80

Number of Signs: 2

81-66-SPH

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9 Date of Posting: 9/14/80

Posted for: Petition for Special Hearing

Petitioner: Charles W. Held, Jr., Esq.

Location of property: Beg. 245' from E.P. York Rd., 356' S. of centerline of Greenridge Rd.

Location of Signs: location - facing York Rd.; facing sign - on subject property

Remarks: None

Posted by: Alan Coleman Date of return: 9/14/80

Number of Signs: 2

**DUPLICATE**  
**CERTIFICATE OF PUBLICATION**

TOWSON, MD., November 27, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 27th day of November, 1980, the first publication appearing on the 27th day of November, 1980.

THE JEFFERSONIAN,  
H. Frank Strickland, Manager.

Cost of Advertisement, \$ 16.15

**PETITION FOR SPECIAL HEARING**  
9th District  
Zoning: Petition for Special Hearing  
Location: Beginning 245 feet from the East side of York road, 356 feet south of the centerline of Greenridge road.  
Date & Time: Tuesday, December 2, 1980 at 8:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for special hearing on the 2nd day of December, 1980, at 8:30 A.M. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The purpose of the hearing is to determine whether or not the proposed use is in accordance with the Zoning Act and Regulations of Baltimore County. The Zoning Commissioner should approve a use permit for parking in a residential zone in accordance with Section 409.4, and to determine whether or not the site that provides the necessary access to said parking spaces can be situated within a D.R. 5.5 residential transition area. All that parcel of land in the Ninth District of Baltimore County, beginning for the same at a point on the division line between lots 2 and 3 as shown on the plat of Greenridge as filed among the Land Records of Baltimore County in Plat Book No. 3, folio 86 located approximately 346 feet from a point on the east side of York Road as recorded among the Maryland State Road Commission R/W Plat No. 1080, 1084, and 2417, said point on York Road being located approximately 356 feet south of the centerline of Greenridge Road, thence binding the four following courses north 19° 04' minutes west 108.0 feet, north 19° 04' minutes east 60.0 feet, south 18° 04' minutes east 108.0 feet, and south 18° 04' minutes west 60.0 feet to the place of beginning. Containing 0.144 acres of land more or less, saving and excepting from the Parking Use Permit, that land in a D.R. 5.5 zone. Being the property of Charles W. Held, Jr., et al., as shown on plat filed with the Zoning Department. Hearing Date: Tuesday, December 2, 1980 at 8:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County Nov 27.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 3 day of July, 1980.

Filing Fee \$ 25 Received: [initials] Check [ ] Cash [ ] Other [ ]

#193

Petitioner: Held Submitted by: DiNenna

Petitioner's Attorney: DiNenna Reviewed by: [initials]

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., September 11, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 11th day of September, 1980, the first publication appearing on the 11th day of September, 1980.

THE JEFFERSONIAN,  
H. Frank Strickland, Manager.

Cost of Advertisement, \$ 16.15

**PETITION FOR SPECIAL HEARING**  
9th District  
Zoning: Petition for Special Hearing  
Location: Beginning 245 feet from the East side of York road, 356 feet south of the centerline of Greenridge road.  
Date & Time: Tuesday, September 30, 1980 at 8:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for special hearing on the 30th day of September, 1980, at 8:30 A.M. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The purpose of the hearing is to determine whether or not the proposed use is in accordance with the Zoning Act and Regulations of Baltimore County. The Zoning Commissioner should approve a use permit for parking in a residential zone in accordance with Section 409.4, and to determine whether or not the site that provides the necessary access to said parking spaces can be situated within a D.R. 5.5 residential transition area. All that parcel of land in the Ninth District of Baltimore County, beginning for the same at a point on the division line between lots 2 and 3 as shown on the plat of Greenridge as filed among the Land Records of Baltimore County in Plat Book No. 3, folio 86 located approximately 346 feet from a point on the east side of York Road as recorded among the Maryland State Road Commission R/W Plat No. 1080, 1084, and 2417, said point on York Road being located approximately 356 feet south of the centerline of Greenridge Road, thence binding the four following courses north 19° 04' minutes west 108.0 feet, north 19° 04' minutes east 60.0 feet, south 18° 04' minutes east 108.0 feet, and south 18° 04' minutes west 60.0 feet to the place of beginning. Containing 0.144 acres of land more or less, saving and excepting from the Parking Use Permit, that land in a D.R. 5.5 zone. Being the property of Charles W. Held, Jr., et al., as shown on plat filed with the Zoning Department. Hearing Date: Tuesday, September 30, 1980 at 8:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County Sept 11.

**The Essex Times**  
Essex, Md., Sept 11 1980

This is to Certify, That the annexed advertisement was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 11th day of September, 1980.

Charles W. Held, Jr., Esq. Publisher.

Copy of Order 81-122

Dulany Valley Improvement Assn.  
P.O. Box 102  
Luttrellville, Md.  
21093

**The Essex Times**  
Essex, Md., Nov 27 1980

This is to Certify, That the annexed advertisement was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 27th day of November, 1980.

Charles W. Held, Jr., Esq. Publisher.

**Petition For Special Hearing**  
Zoning: Petition for Special Hearing  
Location: Beginning 245 feet from the East side of York road, 356 feet south of the centerline of Greenridge road.  
Date & Time: Tuesday, December 2, 1980 at 8:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned petition for special hearing on the 2nd day of December, 1980, at 8:30 A.M. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The purpose of the hearing is to determine whether or not the proposed use is in accordance with the Zoning Act and Regulations of Baltimore County. The Zoning Commissioner should approve a use permit for parking in a residential zone in accordance with Section 409.4, and to determine whether or not the site that provides the necessary access to said parking spaces can be situated within a D.R. 5.5 residential transition area. All that parcel of land in the Ninth District of Baltimore County, beginning for the same at a point on the division line between lots 2 and 3 as shown on the plat of Greenridge as filed among the Land Records of Baltimore County in Plat Book No. 3, folio 86 located approximately 346 feet from a point on the east side of York Road as recorded among the Maryland State Road Commission R/W Plat No. 1080, 1084, and 2417, said point on York Road being located approximately 356 feet south of the centerline of Greenridge Road, thence binding the four following courses north 19° 04' minutes west 108.0 feet, north 19° 04' minutes east 60.0 feet, south 18° 04' minutes east 108.0 feet, and south 18° 04' minutes west 60.0 feet to the place of beginning. Containing 0.144 acres of land more or less, saving and excepting from the Parking Use Permit, that land in a D.R. 5.5 zone. Being the property of Charles W. Held, Jr., et al., as shown on plat filed with the Zoning Department. Hearing Date: Tuesday, December 2, 1980 at 8:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County Nov 27.

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [initials]										
Previous case:										

Revised Plans: Change in outline or description Yes [ ] No [ ]  
Map #

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [initials]										
Previous case:										

Revised Plans: Change in outline or description Yes [ ] No [ ]  
Map #

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 091721

DATE: September 3, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Commercial Contractors, Inc.

FOR: Filing Fee for Case No. 81-66-SPH

38-223 2500

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 095110

DATE: January 9, 1981 ACCOUNT: 01-662

AMOUNT: \$67.88

RECEIVED FROM: Nicholas B. Mangione

FOR: Adv. & Posting for Case No. 81-122-SPH

203-784 12 6788

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 095182

DATE: March 3, 1981 ACCOUNT: 01-662

AMOUNT: \$45.00

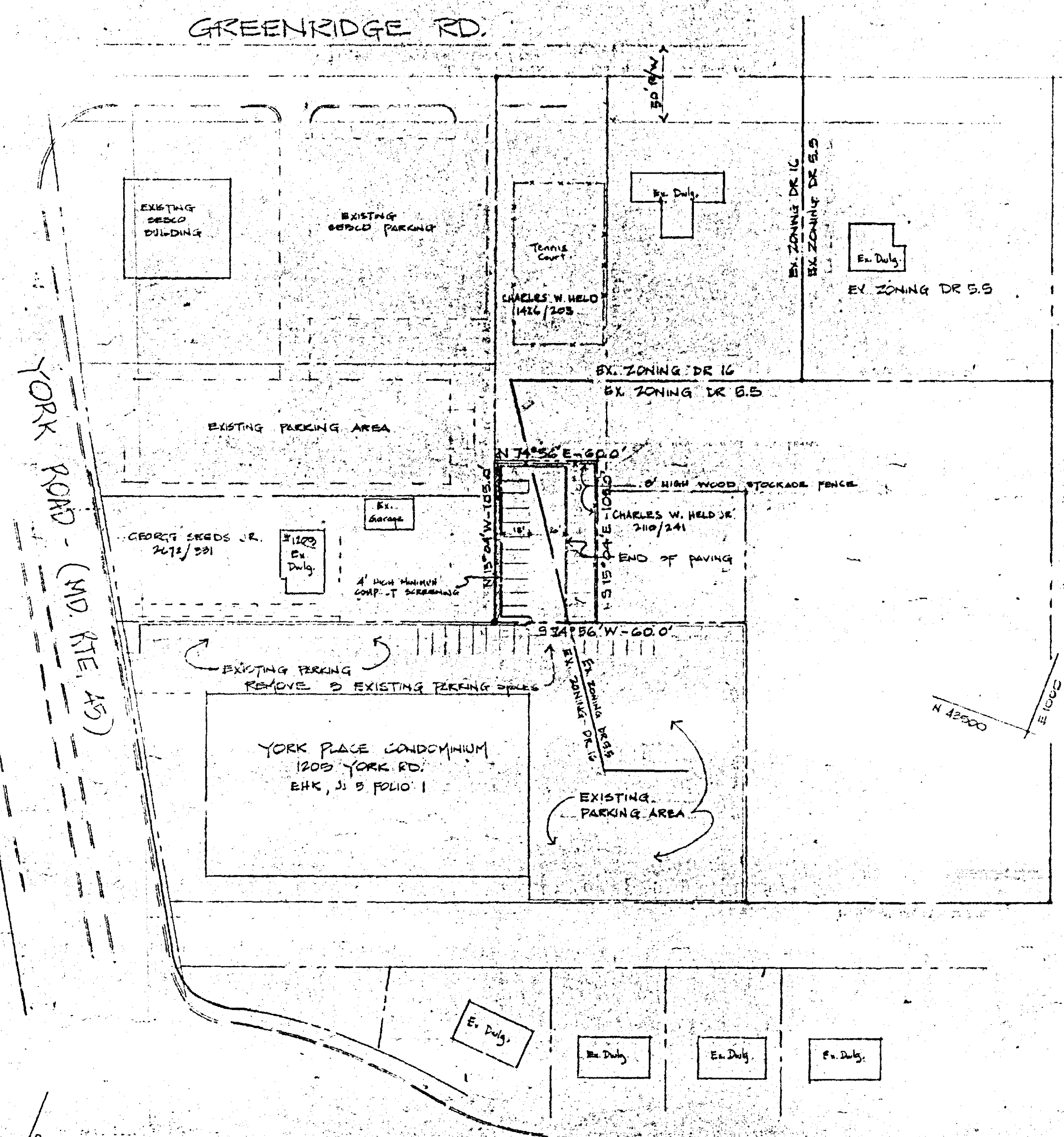
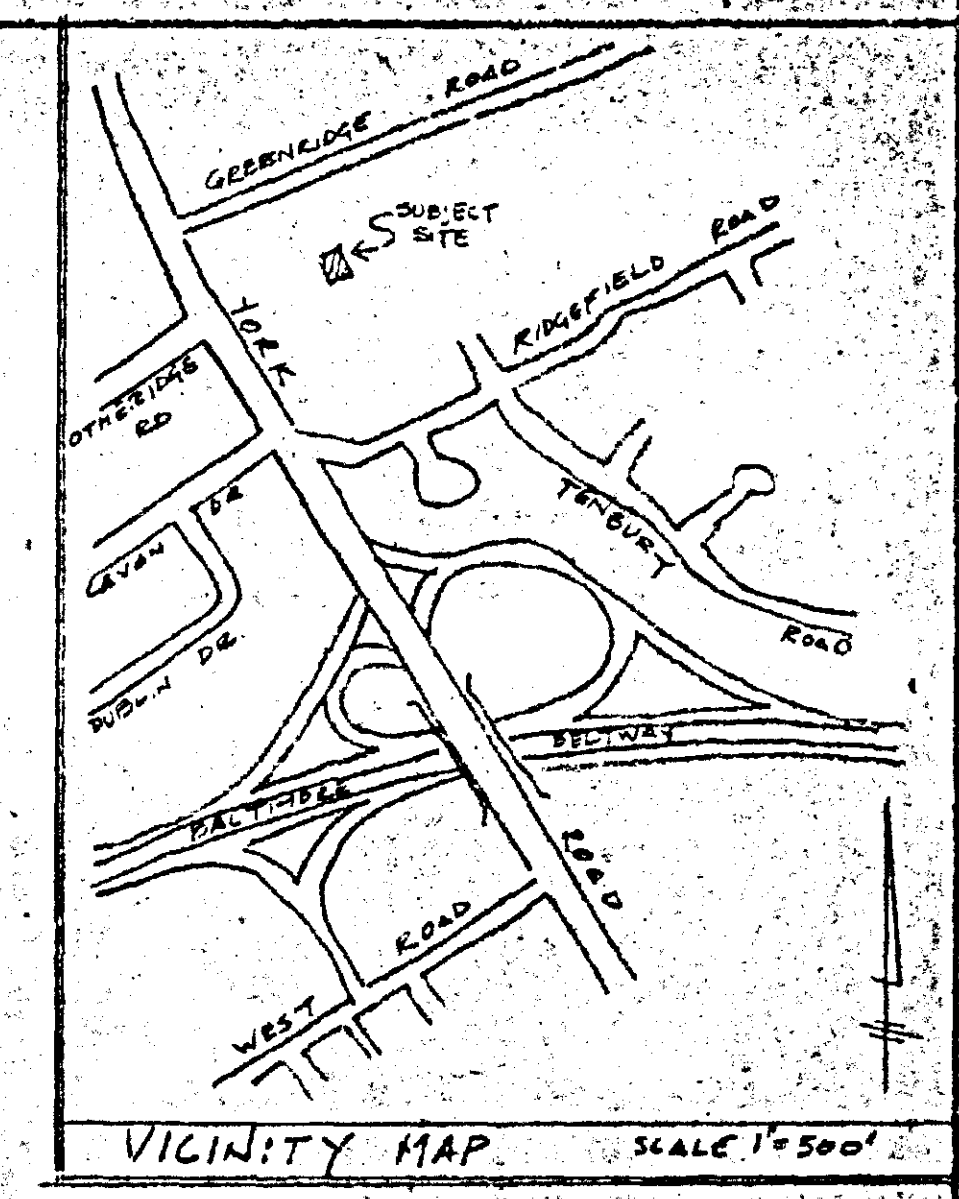
RECEIVED FROM: S. Eric DiNenna, Esquire

FOR: Filing Fee for Appeal of Case No. 81-122-SPH

200-930 4 4500







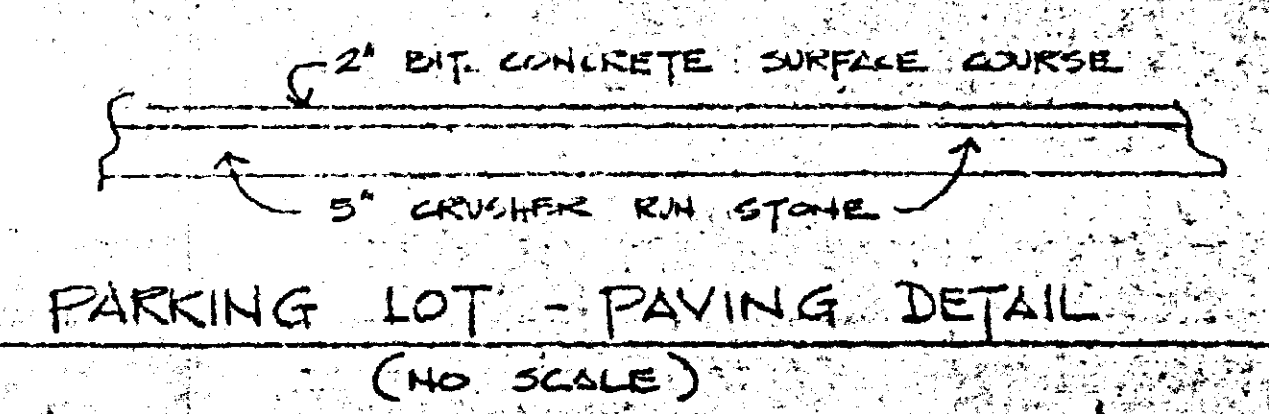
### GENERAL SITE DATA

TOTAL AREA OF PROPERTY: 0.144 ± Ac.  
 TOTAL AREA OF AFFECTED SITE: 0.091 ± Ac. (3990 SQ. FT.)  
 PARKING AREA: 1890 SQ. FT. (.043 ± Ac.)  
 DRIVEWAY ACCESS AREA: 2100 SQ. FT. (.048 ± Ac.)  
 EXISTING ZONING OF PROPOSED PARKING AREA: DR 16  
 EXISTING ZONING OF PROPOSED DRIVEWAY ACCESS AREA: DR 16/DR 5.5  
 EXISTING PROPERTY USE: VACANT

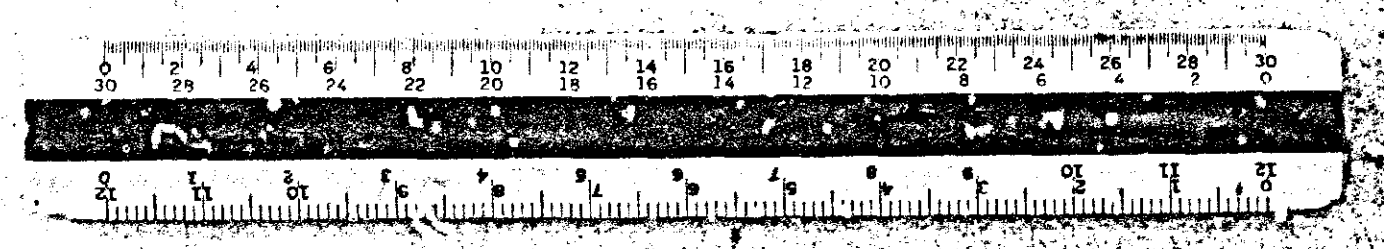
PROPOSED NUMBER OF NEW PARKING SPACES: 11 SPACES  
 EXISTING PARKING SPACES TO BE REMOVED: 3 SPACES  
 TOTAL ADDITIONAL PARKING: 8 SPACES  
 NO WATER OR SEWER REQUIRED

### ADDITIONAL NOTES:

1. THE LAND SO USED ADJOINS THE BUSINESS INVOLVED.
2. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
3. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
4. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
5. THE PAVED SURFACE SHALL BE PROPERLY DRAINED.
6. METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE, AND PERMITTED HOURS OF USE SHALL BE SPECIFIED, AND REGULATED AS REQUIRED.

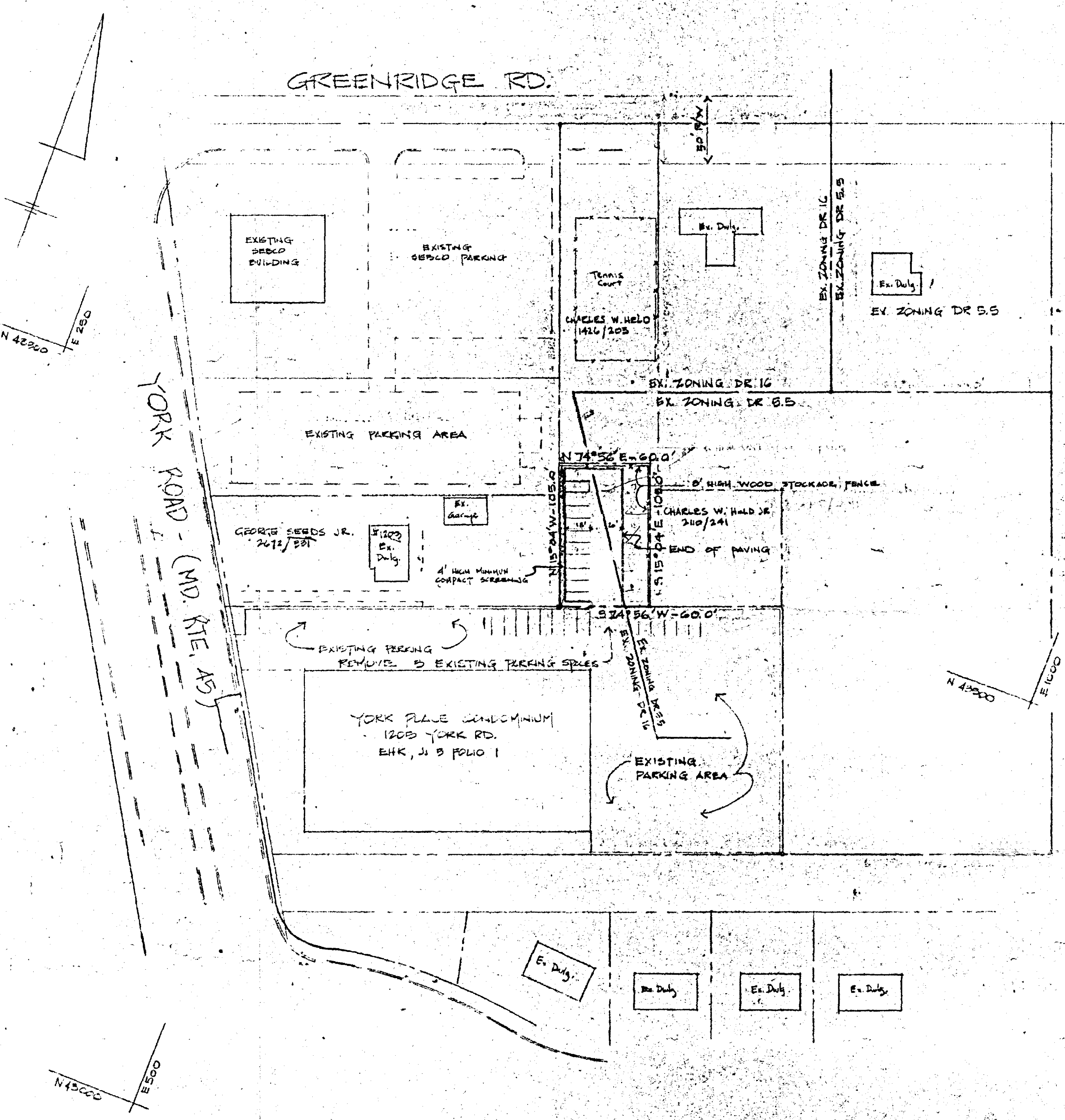


PETITIONER'S  
EXHIBIT 1



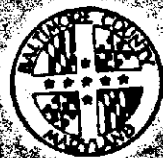
COMMERCIAL CONTRACTORS INC.	1205 YORK RD. LUTHERVILLE, MARYLAND 21093	PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR OFF-STREET PARKING PROPERTY OF CHARLES W. HELD JR. NINTH ELECTION DISTRICT BALTIMORE COUNTY, MD. SCALE: 1" = 50' MAY 1980
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<p>COMMERCIAL CONTRACTORS INC.</p> <p>1205 YORK RD. LUTHERVILLE, MARYLAND 21093</p>	<p>PLAT. TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR OFF-STREET PARKING PROPERTY OF CHARLES W. HELD, JR.</p> <p>NINTH ELECTION DISTRICT BALTIMORE COUNTY, MD.</p> <p>SCALE: 1" = 50'</p>	<p>MAY 1980</p>
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County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

June 19, 1992

George A. Breschi, Esquire  
DINENNA AND BRESCHI  
Suite 600  
Mercantile-Towson Building  
409 Washington Avenue  
Towson, MD 21204

RE: Case No. 81-122-SPH  
Charles W. Held, et ux

Dear Mr. Breschi:

Enclosed is a copy of the Order of Dismissal issued this date  
by the County Board of Appeals in the subject matter.

Very truly yours,

*Kathleen C. Weidenhammer*  
Kathleen C. Weidenhammer  
Administrative Assistant

encl.

cc: Mr. Charles W. Held, Jr.  
Livio Renato Broccolino, Esquire  
Ms. Barbara Ann Ellis  
Dulaney Valley Improvement Assn.  
Mr. Nicholas Mangione  
Mr. Andre Alcarese  
People's Counsel for Baltimore County  
Lawrence E. Schmidt  
W. Carl Richards  
Docket Clerk - Zoning  
Arnold Jablon, Director of  
Zoning Administration

RECEIVED

JUN 22 1992

ZONING OFFICE

IN THE MATTER OF THE  
THE APPLICATION OF  
CHARLES W. HELD, ET UX  
FOR A SPECIAL HEARING ON  
PROPERTY BEGINNING 245' FROM  
THE EAST SIDE OF YORK ROAD,  
356' SOUTH OF CENTERLINE OF  
GREENRIDGE ROAD  
9TH ELECTION DISTRICT

\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. 81-122-SPH

ORDER OF DISMISSAL

This matter comes before this Board as an appeal from a  
decision of the Zoning Commissioner dated January 28, 1981 which  
granted the Petition in part.

WHEREAS, by letter dated April 16, 1992, the Board of Appeals  
notified the parties of record in the above-entitled matter that  
the appeal would be dismissed for lack of prosecution after a  
period of 30 days; and

WHEREAS, the Board has not received a reply from its letter of  
April 16, 1992, within 30 days as requested;

THEREFORE, the Board will, on its own Motion, dismiss the  
within appeal.

IT IS HEREBY ORDERED this 19th day of June, 1992 by  
the County Board of Appeals of Baltimore County that the above-  
referenced appeal in Case No. 81-122-SPH be and the same is hereby  
DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett, Chairman



March 3, 1981

Case No. 81-122-SPH  
Item No. 193  
SPH-parking in residential zone

Beginning 245' from the E/S of  
York Rd, 356' S of C/L of  
Greenridge Road - 9th  
Charles W. Held, et ux

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificates of Posting 2-signs
- ☒ 4. Copy of Certificates of Publication
- ☒ 5. Copy of Zoning Advisory Committee Comments
- ☒ 6. Copy of Comments from the Director of Planning
- ☒ 7. Planning Board Comments and Accompanying Map
- ☒ 8. Copy of Order to Enter Appearance
- ☒ 9. Copy of Order - Zoning Commissioner - GRANTED 1/28/81  
IN PART
- ☒ 10. Copy of Plat of Property
- ☐ 11. 200' Scale Location Plan
- ☐ 12. 1000' Scale Location Plan
- ☐ 13. Memorandum in Support of Petition
- ☐ 14. Letter(s) from Protestant(s)
- ☐ 15. Letter(s) from Petitioner(s)
- ☐ 16. Protestants' Exhibits to
- ☐ 17. Petitioners' Exhibits to
- ☒ 18. Letter of Appeal, S. Eric DiNenna, Esquire, 2/26/81

Charles W. Held, Jr.  
#1 Greenridge Road  
Lutherville, Maryland 21093

Petitioner

Mr. Nicholas B. Mangione  
1205 York Road  
Lutherville, Maryland 21093

Contract Purchaser

S. Eric DiNenna, Esquire  
Suite 205 Alex. Brown Building  
Towson, Maryland 21204

Attorney for Petitioner

Dulaney Valley Improvement Assoc.  
P.O. Box 102  
Lutherville, Maryland 21093

Request Notification

Mr. Andre Alcares  
10 Ridgefield Road  
Lutherville, Maryland 21093

Protestant

John W. Hessian, III, Esquire

People's Counsel

James E. Dyer

Request Notification

William Hammond

Zoning Office

Ms. Barbara Ann Ellis  
Zoning Committee Chairman  
Dulaney Valley Improvement Assn.  
P. O. Box 102  
Lutherville, Md. 21093

Requested Notice  
Livio Renato Broccolino, Esq.  
131 Greenridge Road  
Lutherville, Md. 21093  
Counsel for Protestants

IN THE MATTER OF THE  
THE APPLICATION OF  
CHARLES W. HELD, ET UX  
FOR A SPECIAL HEARING ON  
PROPERTY BEGINNING 245' FROM  
THE EAST SIDE OF YORK ROAD,  
356' SOUTH OF CENTERLINE OF  
GREENRIDGE ROAD  
9TH ELECTION DISTRICT

\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. 81-122-SPH

#### ORDER OF DISMISSAL

This matter comes before this Board as an appeal from a decision of the Zoning Commissioner dated January 28, 1981 which granted the Petition in part.

WHEREAS, by letter dated April 16, 1982, the Board of Appeals notified the parties of record in the above-entitled matter that the appeal would be dismissed for lack of prosecution after a period of 30 days; and

WHEREAS, the Board has not received a reply from its letter of April 16, 1982, within 30 days as requested;

THEREFORE, the Board will, on its own Motion, dismiss the within appeal.

IT IS HEREBY ORDERED this 19th day of June, 1982 by the County Board of Appeals of Baltimore County that the above-referenced appeal in Case No. 81-122-SPH be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

RE: PETITION FOR SPECIAL HEARING : BEFORE THE  
Beginning 245' from the E/S of York : ZONING COMMISSIONER  
Road, 356' S of the centerline of :  
Greenridge Road - 9th Election :  
District : OF  
Charles W. Held, et ux - Petitioners :  
NO. 81-122-SPH (Item No. 193) : BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

1. The petitioners and the contract purchaser filed the subject Petition for Special Hearing seeking approval of a use permit for business parking in a residential (D.R.16) zone in accordance with Section 409.4 of the Baltimore County Zoning Regulations and for a determination, by way of an interpretation, of whether or not the aisle serving the parking spaces can be located partially in a D.R.5.5 transition area.
2. The contract purchaser testified that the parking spaces are needed to provide for overflow parking from an adjacent office building owned by him at 1205 York Road, thereby relieving adjacent residential streets.
3. A protestant testified as to what he envisions will be an additional drainage problem affecting his property on Ridgefield Road.
4. Subsequent to the hearing, the D.R.16 Zone, as indicated on the site plan filed herein, marked Petitioners' Exhibit 1, was changed to a R.O. zoning classification by the Baltimore County Council adoption of the 1980 Comprehensive Zoning Maps, but such zoning maps did not change the adjacent D.R.5.5 zoned property.
5. Section 409.2 provides that "Each offstreet parking space shall be not less than 8 1/2 ft. wide by 18 ft. long, and there shall be not less than 300 sq. ft. to include access aisles".
6. Section 409.4 provides for business or industrial parking in residential zones subject to conditions contained herein.
7. Although the transition area regulations do not affect the R.O. (previously D.R.16) Zone, their application to that portion of the land lying within the D.R.5.5 Zone, sought to be used as an access aisle for the parking area, does become significant in view of the context of the following:



#### County Board of Appeals of Baltimore County

OLD COURTHOUSE ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 867-3180

June 19, 1982

George A. Breschi, Esquire  
DINERMA AND BRESCHI  
Suite 600  
Mercantile-Towson Building  
409 Washington Avenue  
Towson, MD 21204

RE: Case No. 81-122-SPH  
Charles W. Held, et ux

Dear Mr. Breschi:

Enclosed is a copy of the Order of Dismissal issued this date by the County Board of Appeals in the subject matter.

Very truly yours,

Kathleen C. Weidenhammer  
Kathleen C. Weidenhammer  
Administrative Assistant

encl.

cc: Mr. Charles W. Held, Jr.  
Livio Renato Broccolino, Esquire  
Ms. Barbara Ann Ellis  
Dulaney Valley Improvement Assn.  
Mr. Nicholas Mangione  
Mr. Andre Alcares  
People's Counsel for Baltimore County  
Lawrence E. Schmidt  
W. Carl Richards  
Docket Clerk - Zoning  
Arnold Jablon, Director of  
Zoning Administration

PETITION FOR SPECIAL HEARING  
Beginning 245' from the E/S  
of York Road, 356' S of the  
centerline of Greenridge Road  
9th Election District  
Charles W. Held, et ux,  
Petitioners  
NO. 81-122-SPH (Item No. 193)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF  
\* BALTIMORE COUNTY

#### ORDER OF APPEAL

MR. COMMISSIONER:

Please enter an Order of Appeal to the Baltimore County Board of Appeals on behalf of the Petitioners from the Order of the Zoning Commissioner dated January 28, 1981 denying "a use permit for business parking in a residential zone for those parking spaces which do not meet the 300 square foot requirement without encroaching upon the D.R.5.5 zoned portion of the property" only.

S. ERIC DINENNA  
Attorney for the Petitioners

#### CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 26th day of February, 1981, a copy of the foregoing Order of Appeal was mailed, first class postage prepaid, to Dulaney Valley Improvement Association, P.O. Box 102, Lutherville, Maryland 21093, and to John W. Hessian, III, Esquire, People's Counsel, Room 223, Court House, Towson, Maryland 21204.

S. ERIC DINENNA  
Suite 205 Alex. Brown Building  
192 W. Pennsylvania Avenue  
Towson, Maryland 21204  
825-1630

Section 1B01.1.B.1.a.1 - "A residential transition area is any D.R.1, D.R.2, D.R.3.5, D.R.5.5, or D.R.10.5 zone or part thereof which lies (a) within 300 feet of any point on a dwelling other than an apartment building, or (b) within 250 feet of any point lying within a vacant lot of record which is itself wholly or partially classified as D.R. and which is two acres or less in area."

Section 1B01.1.B.1.a.2 - "A residential transition use is any one of the uses listed as such in the following table and hereby classified as set forth therein;" (table referred to incorporated herein as if fully set forth)

Section 1B01.1.B.1.b - "Restrictions in Residential Transition Areas. In any residential transition area situated as described in the following table, only residential transition uses shall be permitted, and only as indicated;" (table referred to incorporated herein as if fully set forth)

8. In referring to the aforementioned sections and the tables set forth therefor, it is hereby concluded that the 300 square foot requirement set forth in Section 409.2, which includes the access aisle, is not an allowed use in the transition area. Consequently, those parking spaces not containing 300 square feet in area, including the access aisle adjacent therefor, should not be granted a use permit for business parking in a residential zone because of the D.R.5.5 zoning line.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of January, 1981, that a use permit for business parking in a residential zone for only those parking spaces which meet the 300 square foot requirement (Section 409.2) without encroaching upon the D.R.5.5 zoned portion of the property should be and the same is GRANTED, from and after the date of this Order, subject, however, to a revised site plan, indicating the spaces which meet the 300 square foot requirement, being submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

It is FURTHER ORDERED that a use permit for business parking in a residential zone for those parking spaces which do not meet the 300 square

foot requirement without encroaching upon the D.R.5.5 zoned portion of the property be and the same is DENIED.

Zoning Commissioner of  
Baltimore County

DATE 1/23/81  
BY [Signature]

DATE 1/23/81  
BY [Signature]